File BOX 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $176,000.00.

Affiant

Subscribed and sworn to before me this 30 day of May, 20__.

Notary Public
My Commission expires: _____
(Affix Seal)

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lori Lynn Bowman	Renasant Bank	133-02-0-149.00
3217 Kinross Avenue	2200 Abbott Martin Rd. Ste 103	
Nashville, TN 37211	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Everett Steve Barnes and wife, Letisha D. Barnes**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lori Lynn Bowman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 41 and 42 and the north 25 feet of Lot No. 40 on the plan of Airdrie Subdivision "B", of record in Book 547, page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 41 and 42 and part of Lot No. 40 adjoin and front 125 feet on the west side of Kinross Avenue and run back between parallel lines 168 feet to an alley.

Being the same property conveyed to Everett Steve Barnes and wife, Letisha D. Barnes, by deed from David Allen Wilbur and wife, Ellyn F. Wilbur, on February 26, 2003, of record in Instrument Number 20030228-0026697, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 42, Register's Office Davidson County, Tennessee.

This is improved property known as: **3217 Kinross Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this May 30, 2014.

Everett S. Barnes

Letisha Barnes

BILL GARRETT, Davidson County
Trans:T20140038370 DEEDWARR
Recvd: 06/02/14 14:10 2 pgs
Fees:13.00 Taxes:651.20
20140602-0047345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Everett Steve Barnes and wife, Letisha D. Barnes** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 30, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY